

## **HAMPTON PLANNING BOARD – MINUTES**

October 20, 2004

**PRESENT:** Robert Viviano, Chairman      **ABSENT:** Jim Workman, Selectman Member  
Tracy Emerick, Vice Chairman  
Ken Sakurai, Clerk  
Tom Gillick  
Tom Higgins  
Keith Lessard  
Fran McMahon, Alternate  
\* Bill Bilodeau, Alternate  
Jennifer Kimball, Town Planner

Mr. Viviano called the meeting to order at 7:00 p.m. by introducing the Board members. Mr. Viviano then asked Mr. Lessard to lead the Pledge of Allegiance.

Mr. Higgins steps down at this time.

\* Mr. Bilodeau joins the Board.

### **I. CONTINUED PUBLIC HEARINGS:**

1. Donald Bibeau  
Special Permit to construct duplex, driveway, & associated grading & filling work within the  
Wetlands Conservation District at  
10 Patricia Street  
Map 262, Lot 2  
Owner of Record: Bruce Montville

Attorney Bob Casassa of Casassa & Ryan introduced himself as representing the applicant. Mr. Donald Bibeau also introduced himself. Mrs. Kimball briefed the Board on previous concerns, and noted the change on the current plan proposes two driveways. She referred to the review and comment from the Conservation Commission memo dated September 29, 2004 which states stipulations, as well as, they are not opposed to granting of the Special Permit. Mrs. Kimball also noted that James Barrington, Town Manager walked the site with John Hagen, Director of Department of Public Works (DPW). She reviewed the DPW memo dated October 20, 2004 which states only one driveway (off Patricia Street) would be allowed. Attorney Casassa expressed the Department of Environmental Services (DES) letter dated September 13, 2004 states the access of both Patricia and Francine Street provides the least amount of encroachment into the Tidal Buffer Zone. He continued to state the regulations are that Conservation Commission must review any Special Permit applications and there is no requirement of regulation that DPW must approve a Special Permit proposal, therefore, the applicant is requesting approval of the current plans with the driveway on both streets.

There was Board discussion regarding all three plans having been reviewed by the DES. Mr. Bibeau stated all three had been presented to the DES. Attorney Casassa stated the plan with one proposed driveway showed greater intrusion into the Buffer and thus the reason for a revised plan. There was Board discussion regarding what plan set the DES referred to. Mrs. Kimball read a portion of the DES memo dated September 13, 2004: "additional verification is needed: 1) assurance from the Town of Hampton that you can implement your current proposed site plan utilizing access from both Francine Street and Patricia Street". Mrs. Kimball reminded the Board that the only authorization that can grant the two-driveway request is the DPW and DPW has stated in their memo(s) that two-driveways would not be authorized.

There was Board discussion regarding consequences of approval of this plan. Mrs. Kimball stated the permit would not be approved as shown and the applicant would not get approval for the necessary curb cuts. Mr. Sakurai asked if the DPW stated the reason for only approving one driveway. Mrs. Kimball stated, in a conversation with Mr. Hangen today the first paragraph of his the DPW memo dated September 3, 2004 still applies ("Patricia Street has all the underground utilities and will provide a safer driving environment"). Mr. Viviano stated it has always been Board protocol to attempt all possible Departmental and State reviews and comments, applying all recommendations towards the approval process. He continued, the DES requested additional verification of "assurance from the Town", our regulations state the DPW will approve any driveway/curb cuts, thus, the "assurance from the Town" states only one driveway will be permitted on Patricia Street.

#### **OPEN PUBLIC HEARING:**

Mr. Richard Perkins of 106 Glade Path introduced himself. He stated his concerns to protect Francine Street from additional traffic; he opposes two-driveways; and requests only one driveway on Patricia Street.

Mr. Bruce David Montville, current property owner introduced himself. He stated the property has been a lot of record since 1970; the confusion of the circle on the plan being a cul-de-sac was a judgement error, and is, in fact, a right of way for the Town; and requests Board approval of this proposal.

Ms. Kelly Britton of 16 Francine Street introduced herself. She stated her concern for no second driveway on Francine Street.

#### **SUSPEND PUBLIC HEARING.**

Mr. Viviano stated if the Board considered granting the Special Permit and only one driveway is allowed by DPW then the application would be void. Mr. Gillick stated that the DES stated they wanted assurance from the Town of Hampton that the applicant could implement his current, proposed plan, using access from both Francine and Patricia Street. He continued, the applicant does not have assurance from the Town of Hampton and the DES letter does not indicate approval. Mr. Gillick asked the applicant if there was any further correspondence or proof the DES approves of this plan. Mrs. Kimball clarified the DES letter states it is in support of the proposal "with further information needed". Attorney Casassa noted the applicant is meshed in the process of the entire approval. There was considerable Board, and applicant discussion regarding the timing of responses (from Town Departments - i.e. DPW) and the review and comment content being specific and precise each time. Mr. Gillick expressed frustration at the length of time it took DPW to review and comment on the project. He asked that a letter be sent to Mr. Hangen expressing the Board's frustration. Mr. Lessard **MOTIONED** voted to continue the Donald Bibeau Special Permit Application to the November 3, 2004 Planning Board Meeting subject to:

- 1) Additional review and continued dialogue from Department of Public Works specifically to resolve the driveway issues.

The Board encouraged the applicant to directly contact the Director of the Department of Public Works, John Hangen. Mrs. Kimball offered her assistance, if required. Mr. Bilodeau **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

\* Bill Bilodeau steps down.

Mr. Higgins rejoins the Board at this time.

2. Hampton River Marina, LLC (Phase III)  
Site Plan Review to construct 44 Townhouse Condominiums in 2 buildings with associated road & utility work (existing Marina to stay in operation) at  
55 Harbor Road  
Map 295, Lot 1  
Waiver Request: Site Plan Regulations Section VII.D.2 & 5 (increase in stormwater)  
Owner of Record: Same as above
3. Hampton River Marina, LLC (Phase III)  
Special Permit to work within the Wetlands Conservation District for work associated with Site Plan Review at  
55 Harbor Road  
Map 295, Lot 1  
Owner of Record: Same as above

Attorney Peter Saari of Casassa & Ryan introduced himself as representing the applicant. Also introduced were Mr. Joe Coronati of Jones & Beach Engineers, and Mr. Mark Maynard, Managing Member of the property. Attorney Saari noted the site walk took place on October 2, 2004 and changes were required to the plans because of the site walk results. Mr. Gillick noted that Mr. Maynard was present for the site walk and asked if he is representing the applicant. Attorney Saari confirmed Mr. Maynard is a Managing Member and he represents the applicant unequivocally. Mr. Coronati reviewed the items previously requested by the Board: the marina was built approximately 1940 and the Wetland Bureau started around 1972; a color photo was submitted showing the inner basin. Mr. Coronati continued, Wetland permits date in back to 1988 for expansion of 60 slips, and 1992 another 32 slips were added; building elevations and floor plans have been submitted for the marina office, bathrooms, and pavilion, which is proposed as one building; building elevations and floor plans have been submitted for the game room/billiard house; the traffic study submitted may require coordination with the Fire Department and Planning Board in regards to changes in the layout. Mr. Coronati pointed the changes to the parking lot configuration; relocation of the boat rack and travel lift to the end of the peninsula moves majority of the boat traffic/operations out of the middle of the site; realignment of Harris and Fellows Avenues adding an emergency access utilizing a gate. He noted, by realigning the emergency access intersection the road is now removed off the abutter's property and, because of the proposed stop signs and 90-degree turn the traffic is forced to travel slowly.

Mrs. Kimball noted: the shower area is proposed as unisex with 1 shower and 2 toilets (toilets are gender specific); the south end dumpster has not been relocated as requested; submittal of configuration for the revised boat rack (showing parking under) for Board review is necessary; travel lift parking spot should be designated with striping; submittal of lighting details for Board review is necessary; fuel area indicates parking on all sides denotes a hazard.

Mr. Coronati stated the revised boat rack proposal is 120ft. long, with 10ft. wide slot, 12 boats per level, and a total of 2 levels (shown on sheet G2), increased by one slot; three parking spots next to the fuel area are designated as employee parking spaces which allows convenience to move vehicle if necessary. Mr. Maynard stated the Pickering Marine is designing the travel lift parking spot striping; existing lighting is proposed, there is adequate lighting currently existing for the parking area, down to the peninsula; currently the service truck would park in the aisle way temporarily and fuel the boats.

Mr. Higgins recommended/questioned: had the soil testing been accomplished; is the emergency access gate location precise on the plan; clarification of the transient dock permit; designated signs stating 15min. parking at the top of each dock ramp; denote on the plans the 60 and 32 permitted slips and all other slips that total the 144 slips; will there be trees in the island;

submittal of a color-coded site map showing the marina rights/jurisdictions and condominium association rights/jurisdictions.

Mr. Maynard stated: the State mandated a clean up of the site and he will provide a copy of that permit; the transient dock – used on the outer dock – is when boat goers come in and use a slip overnight, (guest boat docking) mostly in the summer. Mr. Coronati stated, coming down Fellows Avenue, the emergency access gate is slightly to the right; no trees are proposed for the island.

Mr. Lessard suggested a proposed lighting plan be submitted; the dumpster locations should be relocated adjacent to the proposed condominium buildings; requests submittal of a boat rack storage elevation plan; clarify what type of traffic and what repairs will be done at the repair shop on the south side.

Mrs. Kimball questioned the emergency access gate being locked or breakaway. Mr. Maynard stated the proposal is for a breakaway gate. He suggested there should be no traffic going through there other than emergency traffic. Mr. Higgins suggested it be a locked gate which would acknowledge abutter concerns. Mr. Gillick suggests, with current technology, there should be a lock on the gate that can be activated by emergency vehicle operators.

Mr. Higgins suggested additional restroom facilities to handle the amounts of people attending functions, cookouts, and the boat traffic.

**OPEN PUBLIC HEARING: NO COMMENT.  
SUSPEND PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Mrs. Kimball suggested additional escrow be allotted for this application (for the traffic analysis). Mr. Lessard **MOTIONED** to accept jurisdiction and continue the Hampton River Marina, LLC Site Plan and Special Permit Applications to the December 1, 2004 Planning Board Meeting subject to:

- 1) Review and comment from Town Departments,
- 2) Review and comment from Ambit Engineering,
- 3) Review and comment from Aquarion Water,
- 4) Review and comment from an Independent Traffic engineer, and,
- 5) Establish an additional escrow in the amount of \$2,000.00

Mr. Emerick **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

**AGENDA SUSPENDED FOR ANNOUNCEMENT:**

Mr. Viviano asked for Board consensus to allow Mr. John Hangen, Director of Department of Public to address previous Board concerns heard this evening.

Mr. Hangen commended the Board on their time volunteering as Board participants. He continued, all the reviews and comments submitted to DPW are taken as serious business and he has attempted to answer the Board requests by the time frame asked. Mr. Hangen believed the previous proposal heard tonight was, he thought, answered by the requested time. Mr. Viviano stated the importance of timely responses from Town Departments (and others) and explained the Board and the applicant did not have an opportunity to review the DPW response, thus, creating the frustration and delays in application approvals.

Mrs. Kimball noted the file copies show the first request went out on September 14, 2004, requested back by October 6, 2004. She stated she called Mr. Hangen on October 14, 2004 to remind him of a response due and Mr. Hangen stated he had not received it, for her to send it again. Mr. Hangen assured he would make every effort to comply with the deadlines for reviews as requested by the Board.

The Board expressed its frustration and disappointment in the length of time it took for Mr. Hangen to review a particular application and thanked Mr. Hangen for taking the time to attend this meeting. The Board expressed it was pleased to know of his dedication to be at home watching the Planning Board application reviews, commended his willingness to work on the process.

As discussed, the Board is confident that the Department of Public Works will make every effort to complete the reviews for future applications in a timely manner.

**AGENDA CONTINUED:**

**I. CONTINUED PUBLIC HEARINGS:**

4. J.R. Russo, Corp.  
Impact Fee Waiver Request for 5-Unit Multifamily Structure (fees total \$9,490.00) at  
7 F Street  
Map 287, Lot 40  
Owner of Record: Same as above

Attorney Peter Saari introduced himself as representing the applicant. Mr. Viviano noted for the record a memo (the Board was expecting) dated October 15, 2004 from Town Attorney Gearreald, which states the J.R. Russo, Corp. proposed 5-unit condominiums qualify for an Impact Fee Waiver Request.

**OPEN PUBLIC HEARING: NO COMMENT – CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Hearing none, Mr. Lessard **MOTIONED** to approve the J.R. Russo, Corp. request for an Impact Fee Waiver in accordance with Town Attorney Mark Gearreald's letter dated October 15, 2004. Mr. Gillick **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Mrs. Kimball stated she would notify the Finance Department.

5. John Poissant  
Site Plan Review to construct an additional duplex for a total of 4 dwelling units at  
3A Purington Lane  
Map 120, Lot 5  
Waivers requested: Site Plan Regulations Sections V.E. 13 (Architectural Elevations), & V.E. 14 (Floor Plans)  
Owner of record: Same as above

Mr. John Poissant introduced himself. Mr. Lessard noted that there was an error on the agenda showing the Waivers Requested that the Board had already acted upon. Mrs. Kimball verified the Waivers should have been omitted from the agenda. Mrs. Kimball summarized the previous Board requests that the elevations and floor plans have been submitted; the parking spaces are now denoted on the plans (which complies with regulations). Mr. Poissant stated the proposal is for two bedroom units. There was Board discussion regarding the septic system approved for two bedroom units. Mrs. Kimball noted the Board could have a condition of approval that additional bedrooms would require further Planning Board approval.

**OPEN PUBLIC HEARING: NO COMMENT.  
SUSPEND PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Mrs. Kimball noted her memo of October 3, 2004 stating the plans show a second ingress/egress off Mary Batchelder Road and that would require approval by Department of Public Works. Mr. Gillick **MOTIONED** to accept jurisdiction and continue the John Poissant Site Plan Applications to the November 17, 2004 Planning Board Meeting subject to:

- 1) Review and comment from Town Departments.

Mr. Emerick **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Higgins and Mr. Sakurai step down from the next two application hearings.

\* Mr. Bilodeau joins the Board at this time.

## **II. NEW PUBLIC HEARINGS:**

1. 426 Winnacunnet Road Real Estate Trust  
Condominium Conversion at  
426 Winnacunnet Road  
Map 208, Lot 48  
Waiver Requested: Subdivision Regulations Section V.E (detailed plan)  
Owner of record: William & Ida Silva

Mr. Joe Coronati of Jones & Beach Engineers introduced himself as representing the applicant. Attorney Francis Bruton of McNeill, Taylor, & Gallo introduced himself as well. Mr. Coronati proceeded to explain the application that consists of a large building/home structure, formerly Bill's Motor Court, with 7 existing cottages behind the structure and the applicant wants to convert the cottages and 2 units in the large building/home to condominiums (for a total of 9 units). He continued, there is adequate parking onsite; all serviced by public sewer and water. There was Board discussion that a Subdivision plan is not necessary for this application. Mrs. Kimball clarified that Condominium Conversions fall under the Subdivision Regulations where any new development would be require to have a site plan; this is considered a change in ownership only. Mrs. Kimball reviewed her memo of October 5, 2004 outlining details for Board considerations of approval.

**OPEN PUBLIC HEARING: NO COMMENT.**  
**CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Mr. Emerick **MOTIONED** to grant the Waiver Requested: Subdivision Regulations Section V.E (detailed plan), accept jurisdiction and approve the 426 Winnacunnet Road Real Estate Trust Condominium Conversion at 426 Winnacunnet Road, Map 208, Lot 48, plan #04040, dated 9/17/04 subject to:

- 1) Stipulations noted in Jennifer Kimball's memo dated October 5, 2004.

Mr. Bilodeau **SECONDED.** There was considerable Board and applicant discussion regarding the certificate of occupancies for the cottages and future use regarding these units. Mr. Emerick **AMENDED HIS MOTION** to grant the Waiver Requested: Subdivision Regulations Section V.E (detailed plan), accept jurisdiction and approve the 426 Winnacunnet Road Real Estate Trust Condominium Conversion at 426 Winnacunnet Road, Map 208, Lot 48, plan #04040, dated 9/17/04 subject to:

- 1) Stipulations noted in Jennifer Kimball's memo dated October 5, 2004.

Additionally, the applicant was asked to note the Board's request of revision to item #2 to add: "At the time of condominium conversion approval by the Hampton Planning Board, the seven (7) cottages on the said property have season-use occupancy permits and may only be occupied for seasonal use. This does not preclude any future conversion to a year-round use, as long as the proper permits are granted."

Mr. Bilodeau **SECONDED** the amended motion. **VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

2. 31-33 Ocean Boulevard Trust  
Condominium Conversion at  
33 Ocean Boulevard  
Map 296, Lot 20 & 32  
Waiver Requested: Subdivision Regulations Section V.E (detailed plan)  
Owner of record: Thomas M. Higgins

Attorney Francis Bruton of McNeill, Taylor, & Gallo introduced himself as representing the applicant. Mr. Joe Coronati of Jones & Beach Engineers introduced himself as well. Mr. Coronati proceeded to explain the application that consists of two parcels on Ocean Boulevard with 7 existing, year round cottages and the applicant wants to convert the cottages to condominiums. He continued, there are 7 dedicated parking spaces along the front of the lot; there are 4 visitors spaces; all serviced by public sewer and water. There was Board discussion that the application is strictly a change in ownership. Mrs. Kimball reviewed her memo of October 4, 2004 outlining details for Board considerations of approval.

**OPEN PUBLIC HEARING: NO COMMENT.**  
**CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Mr. Gillick **MOTIONED** to grant the Waiver Requested: Subdivision Regulations Section V.E (detailed plan). Mr. Emerick **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Additionally, Mr. Gillick **MOTIONED** to accept jurisdiction and voted to accept jurisdiction and approve the 31-33 Ocean Boulevard Trust Condominium Conversion at 33 Ocean Boulevard, Map 296, Lot 20 & 32, plan #04074.1, dated 9/17/04 subject to:

- 1) Stipulations noted in Jennifer Kimball's memo dated October 4, 2004.

Mr. Emerick **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

\* Mr. Bilodeau steps down at this time.  
Mr. Higgins and Mr. Sakurai return to the Board.

### **III. OLD BUSINESS:**

1. Richard P. Tessier, Jr.  
Condominium Conversion at  
6 & 8 Brown Avenue  
Map 274, Lot 45  
Waivers Requested: Subdivision Regulations Sections V.E (detailed plan) & VII.C (storm drainage design)  
Owner of record: Same as above  
*Jurisdiction accepted September 1, 2004*

Attorney Peter Saari of Casassa & Ryan introduced himself as representing the applicant. Mr. Ernie Cote, Surveyor was also introduced. Mrs. Kimball reviewed the Department of Public Works memo of October 4, 2004. Additionally, she stated the revised plan dated September 13, 2004 shows minimization of the proposed driveway and rearranged the parking spaces that were previous concerns of the Board. Mrs. Kimball noted the public hearing was closed and outlined details for Board considerations of approval. Mr. Gillick **MOTIONED** to grant the Waivers Requested: Subdivision Regulations Sections V.E (detailed plan) & VII.C (storm drainage design). Mr. Emerick **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Mr. Gillick **MOTIONED** to approve the Richard P. Tessier, Jr. Condominium Conversion at 6 & 8 Brown Avenue, Map 274, Lot 45, plan #4-70-4852, dated 9/13/04, subject to:

- 1) Submittal of revised plans reflecting the amended driveway configuration shown on the plan submitted 9/13/04 and as approved by the Department of Public Works memo dated 10/4/04, and,
- 2) Submittal of certificate of monumentation, mylar, and recording fees.

Mr. Higgins **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

#### IV. ATTENDING TO BE HEARD:

1. Holo-Dek Gaming, Inc.  
Use Change from office & light industry to retail, interactive video game/theater at  
8 Merrill Drive – Unit 12  
Map 142, Lot 005  
Owner of Record: Fairview Nominee Trust (Thomas Moulton, Trustee)

Mr. George Coupe introduced himself as President of Parallel Robotics and Holo-Dek Gaming, Inc. He stated that Parallel Robotics is the Company presently in operation at Merrill Drive making robotic equipment; Holo-Dek is going to use a simulator to operate video games. There was Board and applicant discussion regarding the Zoning allowable use. Mrs. Kimball stated it is a non-numerated use in this zone; theater is allow; arcade is not. Mr. Coupe explained his application proposing an interactive video theater and gave a background on types of people who have an interest in this activity. He continued, this would be the first, small pilot location; proposing \$4.00 per hour to play a game on a computer; viewed on a projector screen; teams can play against each other within the location; 3 front offices exist; a potential to expand in the back up to a total of 85 seats in full capacity; potential to branch out at the mall(s); adequate parking spaces, fire alarms & sprinklers have been secured; some final wiring to be finished; retail food service (catered with warming ovens) much like a theater with popcorn, pizza, etc...; no liquor proposed at this time.

There was considerable Board discussion regarding setting of precedent; what rule(s) does this actually fall under; type of games; age restrictions; sexual content, etc... Mrs. Kimball stated this is not an arcade and the closest ruling is theater – “a place of public assembly”. Mr. Coupe stated no sexual content games; probable PG rated games; some violence, weapon games; parental guidance for ages under 18; in person parental consent form; possible training provided. Mr. Gillick **MOTIONED** to approve the Holo-Dek Gaming, Inc. Use Change from office & light industry to retail, interactive video game/theater at 8 Merrill Drive – Unit 12, Map 142, Lot 005 subject to:

- 1) Variances and conditions granted from the Zoning Board of Approval, dated 9/17/04, and
- 2) The hours of operation, as listed on the application shall be:  
Monday – Thursday: 3PM to Midnight  
Friday: 3PM to 2AM (Saturday)  
Saturday: Noon to 2AM (Sunday)  
Sunday: Noon to Midnight



Additionally, it was noted: for the purposes of this new use, the Planning Board is considering it under the rules of a “theater” use. The Board wished Mr. Coupe the best of luck and asked to please inform of his progress. Mr. Higgins **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

**V. CONSIDERATION OF MINUTES – SEPTEMBER 15, 2004:**

Mr. Higgins noted a change to page 3 regarding the Hampton River Marina as follows: “Mr. Higgins expressed concerns for the parking of the large boat sling area and asked if the owner of this privately held marina is the same owner of the privately held, common area marina in Golden Corridor Phase II. Attorney Saari stated the owners are not the same.”

Mr. Higgins asked if Mr. Maynard was, in fact, the sole owner. Mrs. Kimball clarified there were two different owners, two different Corporations participating in these applications, as well as Mr. Maynard being a principle in both. Mr. Lessard suggested to have the 9/15/04 tapes listened to for verification and if there was any discrepancy with the amended statement, to provide another amendment. Mr. Gillick **MOTIONED** to approve the minutes as amended. Mr. Emerick **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

**V. CONSIDERATION OF MINUTES – OCTOBER 6, 2004:**

Mr. Higgins asked to add/clarify a change to page 4 regarding Fatima Realty Trust as follows: “The Board expressed concern over the proposed garage clearance, specifically that tow trucks, emergency vehicles, conversion vans, and some SUVs would not be able to have access. The Board asked what would happen if there was a vehicle parked in someone else’s spot, or if an owner of one of the units has a large vehicle.” Mr. Lessard **MOTIONED** to approve the minutes as amended. Mr. Emerick **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

**IV. CORRESPONDENCE:**

1) Zoning Amendment Hearings:

Mrs. Kimball noted the Board previously received a copy of the proposed 2005 Zoning Amendment Hearing dates for their information. A copy of these pages are available for review at the Planning Office.

2) National Resources Outreach Coalition (NROC):

Mrs. Kimball announced the National Resources Outreach Coalition call for applications for the 2005 program “assistance for communities in the coastal watershed dealing with the effects of growth” deadline are November 12, 2004 to schedule an introductory presentation, and December 14, 2004 to submit an application. More information on this is available at the Planning Office.

3) Guide to Legislative Advocacy for Local Officials:

Mrs. Kimball noted the Guide to Legislative Advocacy for Local Officials is available for review at the Planning Office.

**V. OTHER BUSINESS:**

None.

Mr. Gillick **MOTIONED** to adjourn. Mr. Emerick **SECONDED. VOTE: Ail. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 9:59 p.m.

Respectfully Submitted,  
Janine L. Fortini  
Planning Board Secretary